

PETITION FOR ZONING VARIANCE 84-116-A TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1 B02.3.B (211.3) to permit a side setback of 7 ft. instead of the required 8 ft. and a sum of 17 ft. instead of the required 20 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

1. Water drainage problem for the past 14 yrs, needed to prevent flooding of basement through low lying windows
2. Insulate back and side of existing house from weather to reduce drafts
3. Additional cosmetic improvements on house structure

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):	MAP:
(Type or Print Name)	(Type or Print Name)	SECTION
Signature	Signature	DISTRICT
Address	Address	FILE
City and State	City and State	BY
Attorney for Petitioner:	Attorney for Petitioner:	DATE
(Type or Print Name)	(Type or Print Name)	
Address	Address	
City and State	City and State	
Attorney's Telephone No.:	Attorney's Telephone No.:	

ORDERED BY The Zoning Commissioner of Baltimore County, this 30th day of August, 1983, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 2nd day of November, 1983, at 10:00 o'clock A.M.

Carl J. Jahn
Zoning Commissioner of Baltimore County.

(over)

RE: PETITION FOR VARIANCES
NW/3 Oak Manor Rd., 466.04'
S of Sparrows Point Rd.,
15th District

EDWARD C. DOTY, et ux,
Petitioners

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefor, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
John W. Hession, III
People's Counsel for Baltimore County
Rm. 223, Court House
Towson, Maryland 21204
494-2138

I HEREBY CERTIFY that on this 10th day of October, 1983, a copy of the foregoing Order was mailed to Mr. and Mrs. Edward C. Doty, 2418 Oak Manor Road, Baltimore, MD 21219, Petitioners.

John W. Hession, III
John W. Hession, III

BALTIMORE COUNTY ZONING ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

October 20, 1983

COUNTY OFFICE BLDG.
111 West Chesapeake Ave.
Towson, Maryland 21204

Mr. & Mrs. Edward C. Doty
2418 Oak Manor Road
Baltimore, Maryland 21219

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Transport Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

RE: Item No. 57 - Case No. 84-116-A
Petitioner - Edward C. Doty, et ux
Variance Petition

Dear Mr. & Mrs. Doty:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Arnold Jablon, Zoning Commissioner
TO: Office of Planning and Zoning
Date: October 19, 1983
FROM: Ian J. Forrest
SUBJECT: Zoning Variance Items

The Baltimore County Department of Health has reviewed the following zoning items and does not anticipate any health hazards at this time regarding these items.

- Item #51 - Angelo Amabile
- Item #55 - Leon Kuryk
- Item #57 - Edward C. & Glenna L. Doty
- Item #58 - Stevenson Lane Realty Co., et al
- Item #59 - Thomas C. & Angela M. Wilton

Ian J. Forrest
IAN J. FORREST, Director
BUREAU OF ENVIRONMENTAL SERVICES

LP/fth

BALTIMORE COUNTY DEPARTMENT OF PERMITS & LICENSES

September 21, 1983

TED ZALESKI JR.
DIRECTOR

Mr. William M. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 57 Zoning Advisory Committee Meeting are as follows:

Property Owners: Edward C. & Glenna L. Doty
Location: NW/3 Oak Manor Road 466.04' S/W Sparrows Point Road
Existing Zoning: R-1, S-1
Proposed Zoning: Variance to permit a side yard setback of 7' in lieu of the required 8' and a sum of side yards of 17' in lieu of the required 20'.

Acres: 59.110

District: 15th

The items checked below are applicable:

- X.A. All structures shall conform to the Baltimore County Building Code 1981/ Council Bill #22 (Baltimore County Department of Public Works and other applicable Codes).
- X.B. A building and other miscellaneous permits shall be required before beginning construction.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistive construction, no openings permitted within 3'-0" of lot lines. A firewell is required if construction is on the lot line. See Table 401, Line 2, Section 1407 and Table 1402.
- F. Requested variance conflicts with the Baltimore County Building Code, Section 4.
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- H. Before this office can comment on the above structure, please have the owner, through the services of a Registered in Maryland Architect or Engineer certify to this office that the structure for which a proposed change is in use is proposed in compliance with the height/area requirements of Table 505 and the required construction classification of Table 401.
- I. Comments:

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plan Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plan Review

CEB:rrj
FORM 01-22

BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 30, 1983

Mr. Arnold Jablon
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #57 (1983-1984)
Property Owner: Edward C. & Glenna L. Doty
NW/3 Oak Manor Rd. 466.04' S/W Sparrows Pt. Rd.
Acres: 59 X 110 District: 15th

Dear Mr. Jablon:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

Baltimore County highway and utility improvements are not directly involved and are as secured by Public Works Agreement #156213 executed in conjunction with the development of Lodge Forest Manor, of which this property is a part.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

This office has no further comment in regard to the plan submitted for Zoning Advisory Committee review in connection with this Item 57 (1983-1984).

Very truly yours,

Robert A. McKim
ROBERT A. MCKIM, P.E., Chief
Bureau of Public Services

RAM:ERM:FW:iss

A-NE Key Sheet
26 SE 33 Pos. Sheet
SE 7 I Topo
111 Tax Map

BALTIMORE COUNTY DEPARTMENT OF TRAFFIC ENGINEERING TOWSON, MARYLAND 21204 494-3550

STEPHEN E. COLLINS
DIRECTOR

September 1, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 56, 57, 59, 60, and 62
Property Owner:
Location:
Existing Zoning:
Proposed Zoning:

Acres:
District:

Dear Mr. Hammond:

The Department of Traffic Engineering has no comments for item numbers 56, 57, 59, 60, and 62.

Michael S. Flanagan
Michael S. Flanagan
Traffic Engineer Assoc. II

MSP/ccm

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that strict compliance with the Baltimore County Zoning Regulations would/would not result in practical difficulty and unreasonable hardship upon the Petitioner(s) and the granting of the variance(s) requested will/will not adversely affect the health, safety, and general welfare of the community, the variance(s) should /should not be granted.

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Variance(s) to permit

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 29, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: August 30, 1983

RE: Item No: 55, 56, 57, 58, 59, 60, 61, 62 & 63
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned items have no adverse effect on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Edward C. Doty, et ux
84-116-A

Date: October 17, 1983

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:cav

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Edward C. Doty, et ux
84-116-A

Date: October 17, 1983

There are no comprehensive planning factors requiring comment on this petition.

NEG:JGH:cav

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

IN RE: PETITION ZONING VARIANCES *
NW/3 of Oak Manor Road, 466.04 *
S of Sparrows Point Road - 15th *
Election District *
Edward C. Doty, et ux, *
Petitioners *
BEFORE THE
ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 84-116-A

FINDINGS OF ACT AND CONCLUSIONS OF LAW

The Petitioners herein request variances to permit a side yard setback of seven feet instead of the required eight feet and a sum of the side yard setbacks of 17 feet instead of the required 20 feet. The purpose of the request is to enclose an area to the rear of the house which presently has an awning extending from the house over a concrete pad.

The Petitioners appeared and testified. No Protestants appeared.

Testimony indicated, and was uncontested, that the Petitioners, who have lived on the property for 14 years, wish to enclose an area to the rear of their home for the purpose of providing better insulation, preventing water from flooding the basement, and improving the cosmetic appearance of their home. The enclosure will be of an existing area, as is more fully described on Petitioners' Exhibit 1, which will be from the steps to the basement to the end of the house and extend around the corner for approximately one foot. The enclosure will be of glass and aluminum. There is an existing awning which covers a concrete pad. The aluminum siding will be one foot along the bottom of the enclosure and eight inches from the top and the rest will be of glass. The enclosure will be for recreational purposes and not for living. The extension around the corner, which is the reason for the requested variances, is needed as a wind barrier in order to protect the side entrance to the house, as is shown on Petitioners' Exhibit 1, and to insulate the rear from the wind.

The Petitioners seek relief from Section 1802.3B. (211.3), pursuant to Section 307, of the Baltimore County Zoning Regulations (BCZR).

An area variance may be granted where strict application of the zoning regulation to the petitioner and his property would cause practical difficulty. *McLean v. Soley*, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the petitioner must meet the following:

- whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- whether the grant would do substantial injustice to the applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were to be granted, such use as proposed would not be contrary to the spirit of the regulations, and would not result in substantial detriment to the public good.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the instant variances were not to be granted. It has been established that the requirements the Petitioners seek relief from here would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested will not be detrimental to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons above given, the variances requested should be granted.

- 2 -

Therefore, IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 4th day of November, 1983, that the Petition for Variances to permit a side yard setback of seven feet instead of the required eight feet and a sum of the side yard setbacks of 17 feet instead of the required 20 feet be and is hereby GRANTED, from and after the date of this Order, subject to the following:

- The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that their proceeding at this time is at their own risk until such time as the appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

Robert Jablon
Zoning Commissioner of
Baltimore County

ORDER RECEIVED FOR FILING

DATE November 4, 1983
BY *John R. Lawrence*

- 3 -

Beginning on the northwest side of Oak Manor Road, 6.04 ft. South of Sparrows Point Road, being Lot 9, Block A, Section 1 of Lodge Forest Farm recorded in Plat Book No. 27, Folio 148, also known as 2418 Oak Manor Road.

PETITION FOR VARIANCES

15th Election District

ZONING: Petition for Variances
 LOCATION: Northwest side of Oak Manor Road, 466.04 ft. South of Sparrows Point Road
 DATE & TIME: Wednesday, November 2, 1983 at 10:00 A.M.
 PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side yard setback of 7 ft. instead of the required 8 ft. and a sum of side yards of 17 ft. instead of the required 20 ft.

The Zoning Regulations to be excepted as follows:
 Section 1802.3B (211.3) - side yard and sum of side yard setbacks in D.R. 5.5 (R-6) zone

All that parcel of land in the Fifteenth District of Baltimore County

Being the property of Edward C. Doty, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

Mr. & Mrs. Edward C. Doty
 2418 Oak Manor Road
 Baltimore, Md. 21219

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

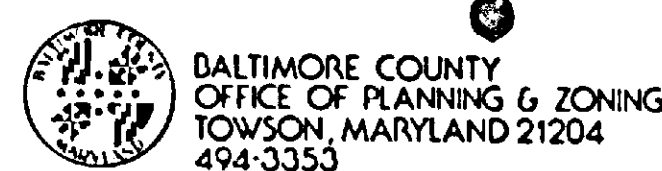
County Office Building
 111 W. Chesapeake Avenue
 Towson, Maryland 21204

Your petition has been received and accepted for filing this
 30th day of August, 1983.

Petitioner Edward C. Doty, et ux Received by: *Arnold Jablon*
 Petitioner's Attorney Nicholas B. Commodari
 Chairman, Zoning Plans
 Advisory Committee

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District: 15 Date of Posting: 10/11/83
 Posted for: Petition for Variance
 Petitioner: Edward C. Doty, et ux
 Location of property: NW 1/4 Oak Manor Rd., 466.04' S of Sparrows Point Rd.
 Location of Sign: front of property (at 2418 Oak Manor Rd.)
 Remarks: *See 2. Commodari*
 Posted by: *Arnold Jablon* Date of return: 10/14/83
 Number of Signs: 1



ARNOLD JABLON
 ZONING COMMISSIONER

October 19, 1983

Mr. & Mrs. Edward C. Doty
 2418 Oak Manor Road
 Baltimore, Maryland 21219

Re: Petition for Variances
 7/5 Oak Manor Rd., 466.04' S of Sparrows Point Rd.
 Edward C. Doty, et ux - Petitioners
 Case No. 84-116-A

Dear Mr. & Mrs. Doty:

This is to advise you that \$66.80 is due for advertising and posting of the above property. This fee must be paid before an Order is issued.

Please make the check payable to Baltimore County, Maryland, and remit to Mrs. Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Sincerely,

Arnold Jablon
 ARNOLD JABLON
 Zoning Commissioner

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 122958

DATE: 10/27/83 ACCOUNT: R-01-615-000

AMOUNT \$66.80

RECEIVED FROM: Glenna L. Doty
 FOR: Advertising & Posting Case #84-116-A

C 065*****668010 8286A

VALIDATION OR SIGNATURE OF CASHIER

November 4, 1983

Mr. & Mrs. Edward C. Doty
 2418 Oak Manor Road
 Baltimore, Maryland 21219

IN RE: Petition Zoning Variance
 NW 1/4 of Oak Manor Road, 466.04' S of Sparrows Point Road - 15th Election District
 Edward C. Doty, et ux, Petitioners
 Case No. 84-116-A

Dear Mr. & Mrs. Doty:

I have this date passed my Order in the above-referenced matter in accordance with the attached.

Sincerely,

Arnold Jablon
 ARNOLD JABLON
 Zoning Commissioner

AJ/ar1

Attachments

cc: John W. Hessian, III, Esquire
 People's Counsel

October 4, 1983

Mr. & Mrs. Edward C. Doty
 2418 Oak Manor Road
 Baltimore, Maryland 21219

NOTICE OF HEARING

Re: Petition for Variances
 NW 1/4 of Oak Manor Rd., 466.04' S of Sparrows Point Road
 Edward C. Doty, et ux - Petitioners
 Case No. 84-116-A

TIME: 10:00 A.M.

DATE: Wednesday, November 2, 1983

PLACE: Room 106, County Office Building, 111 West Chesapeake Avenue, Towson, Maryland

Arnold Jablon
 Zoning Commissioner
 of Baltimore County

BALTIMORE COUNTY, MARYLAND
 OFFICE OF FINANCE - REVENUE DIVISION
 MISCELLANEOUS CASH RECEIPT

No. 121577

DATE: 8/17/83 ACCOUNT: R-01-615-000

AMOUNT \$66.80

RECEIVED FROM: *Ed Doty*
 FOR: *Ed Doty*

C 022*****350101 8172A

VALIDATION OR SIGNATURE OF CASHIER

CERTIFICATE OF PUBLICATION

TOWSON, MD. October 13, 1983

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., on the 13th day of November, 1983, the first publication appearing on the 13th day of October, 1983.

THE JEFFERSONIAN

L. Leach Strickland
 Manager

Cost of Advertisement, \$ 21.00

PETITION FOR VARIANCES

15th Election District

LOCATION: Northwest side of Oak Manor Road, 466.04 ft. South of Sparrows Point Road

DATE & TIME: Wednesday, November 2, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side yard setback of 7 ft. instead of the required 8 ft. and a sum of side yards of 17 ft. instead of the required 20 ft.

The Zoning Regulations to be excepted as follows:

Section 1802.3B (211.3) - side yard and sum of side yard setbacks in D.R. 5.5 (R-6) zone

All that parcel of land in the Fifteenth District of Baltimore County

Beginning on the northwest side of Oak Manor Road, 466.04 ft. South of Sparrows Point Road, being Lot 9, Block A, Section 1 of Longs Forest Farm, recorded in Plat Book No. 27, Folio 148, also known as 2418 Oak Manor Road.

Being the property of Edward C. Doty, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

PETITION FOR VARIANCES

15th Election District

LOCATION: Northwest side of Oak Manor Road, 466.04 ft. South of Sparrows Point Road

DATE & TIME: Wednesday, November 2, 1983 at 10:00 A.M.

PUBLIC HEARING: Room 106, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing:

Petition for Variances to permit a side yard setback of 7 ft. instead of the required 8 ft. and a sum of side yards of 17 ft. instead of the required 20 ft.

The Zoning Regulations to be excepted as follows:

Section 1802.3B (211.3) - side yard and sum of side yard setbacks in D.R. 5.5 (R-6) zone

All that parcel of land in the Fifteenth District of Baltimore County

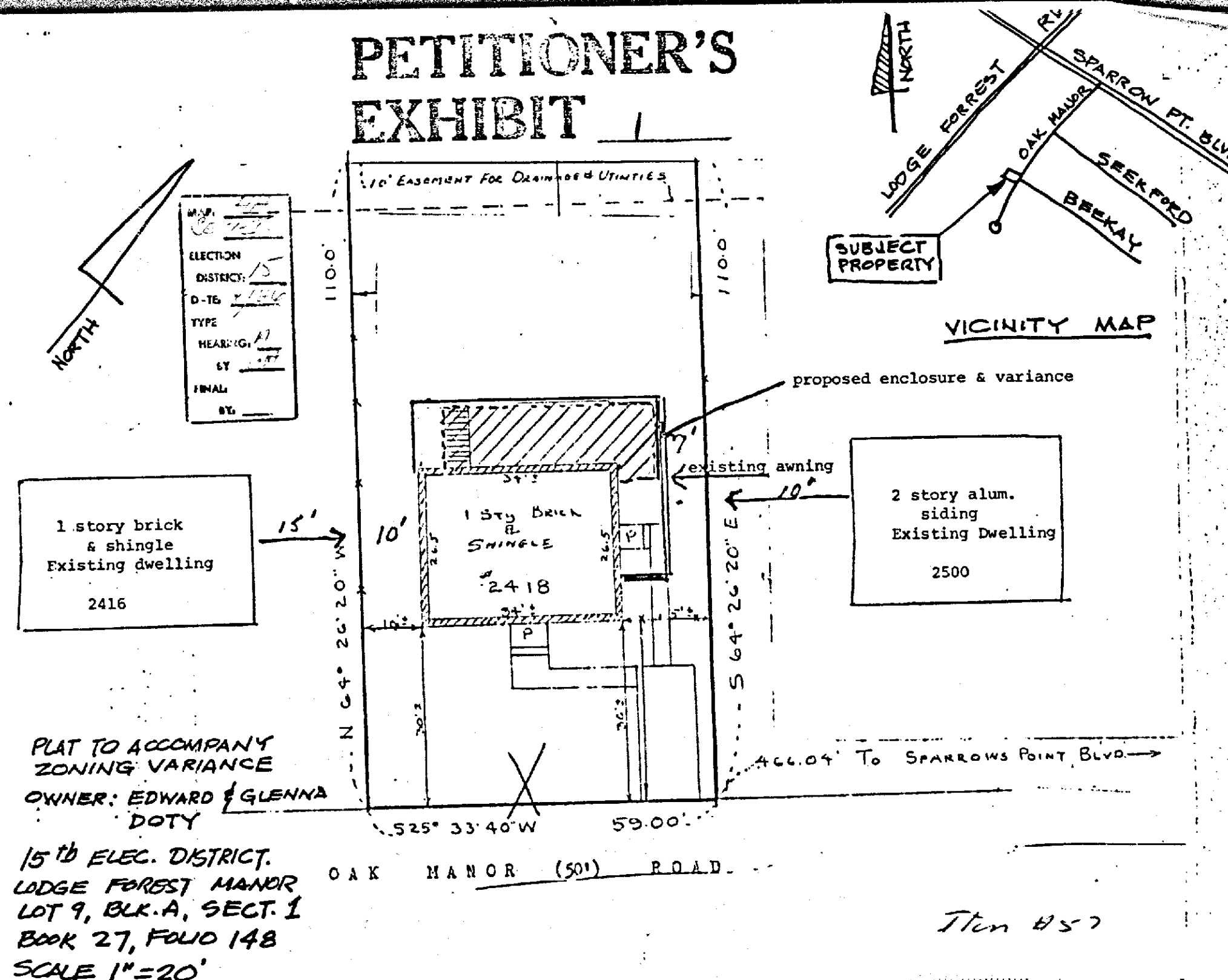
Beginning on the northwest side of Oak Manor Road, 466.04 ft. South of Sparrows Point Road, being Lot 9, Block A, Section 1 of Longs Forest Farm, recorded in Plat Book No. 27, Folio 148, also known as 2418 Oak Manor Road.

Being the property of Edward C. Doty, et ux, as shown on plat plan filed with the Zoning Department.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be received in writing by the date of the hearing set above or made at the hearing.

BY ORDER OF
 ARNOLD JABLON
 ZONING COMMISSIONER
 OF BALTIMORE COUNTY

PETITIONER'S EXHIBIT

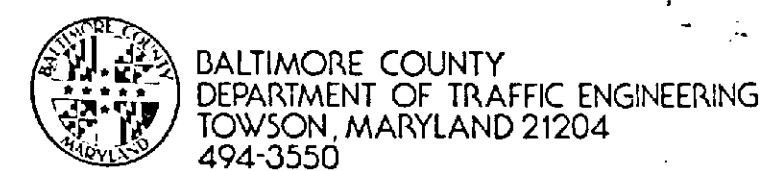


PLAT TO ACCOMPANY
 ZONING VARIANCE
 OWNER: EDWARD & GLENNA DOTY

15th ELEC. DISTRICT,
 LODGE FOREST MANOR
 LOT 9, BLK. A, SECT. 1
 BOOK 27, FOLIO 148
 SCALE 1"=20'

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the requirements of Section 502.1 of the Baltimore County Zoning Regulations

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for Special Exception



STEPHEN E. COLLINS
DIRECTOR

September 3, 1983

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Item No. 50 -ZAC- Meeting of August 23, 1983
Property Owner: Jacob and Esther Caplan
Location: SW/S North Int Road 125' N/W Willow Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for service garage

Acres: 1.20
District: 12th

Dear Mr. Hammond:

The entrance to this site must meet the State Highway Administration standards for an entrance.

Michael S. Planigan
Michael S. Planigan
Traffic Engineering Assoc. II

MSF/ccm

BALTIMORE COUNTY DEPARTMENT OF HEALTH

Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Zoning Item # 50, Zoning Advisory Committee Meeting of Aug 23, 1983
Property Owner: Jacob + Esther Caplan
Location: SW/S North Point Road District 12
Water Supply: public Sewage Disposal: public

COMMENTS ARE AS FOLLOWS:

- () Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Environmental Support Services, for final review and approval.
- () Prior to new installation/s of fuel burning equipment, the owner should contact the Division of Air Pollution Control, 424-3773, to obtain requirements for such installation/s before work begins.
- (X) A permit to construct from the Division of Air Pollution Control is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere.
- () A permit to construct from the Division of Air Pollution Control is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more.
- () Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval.
- () Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Health for review and approval. For more complete information, contact the Recreational Hygiene Section, Division of Environmental Support Services.
- () Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health.
- (X) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with Water Resources Administration requirements.

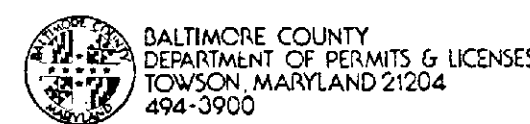
SS 20 1082 (1)
11/2-4-117

Zoning Item # 50
Page 2

- (X) ~~Any existing~~ ^{Abandoned} underground storage tanks containing gasoline, waste oil, solvents, etc., must have the contents removed by a licensed hauler and either be removed from the property or properly backfilled.
- () Soil percolation tests have been conducted.
{ } The results are valid until _____
{ } Revised plans must be submitted prior to approval of the percolation tests.
- () Prior to occupancy approval, the potability of the water supply must be verified by collection of bacteriological and chemical water samples.
- () In accordance with Section 13-117 of the Baltimore County Code, the water well yield test shall be valid until _____
{ } is not acceptable and must be retested. This must be accomplished prior to conveyance of property or approval of Building Permit Applications.
- () All roads and parking areas should be surfaced with a dustless, bonding material.
- (X) No health hazards are anticipated.
- () Others _____

Tan-J. Forrest
Tan-J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

SS 20 1080 (2)



TED ZALESKI JR.
DIRECTOR

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item # 50 Zoning Advisory Committee Meeting are as follows:

Property Owner: Jacob and Esther Caplan
Location: SW/S North Point Road 125' N/W Willow Road
Existing Zoning: B.L.
Proposed Zoning: Special Exception for service garage

Acres: 1.20
District: 12

The items checked below are applicable:

- X A. All structure shall conform to the Baltimore County Building Code 1981/ Council Bill 4-85 State of Maryland Code for the Handicapped and Aged and other applicable Codes.
- X B. A building/and other miscellaneous permits shall be required before beginning construction. See note "I" below.
- C. Residential: Three sets of construction drawings are required to file a permit application. Architect/Engineer seal is/is not required.
- D. Commercial: Three sets of construction drawings with a Maryland Registered Architect or Engineer shall be required to file a permit application.
- E. An exterior wall erected within 6'0" of an adjacent lot line shall be of one hour fire resistant construction, no openings permitted within 3'-0" of lot lines. A firewall is required if construction is on the lot line. See Table 101, line 3, Section 1107 and Table 1102.
- F. Requested variance conflicts with the Baltimore County Building Code, Section/s _____
- G. A change of occupancy shall be applied for, along with an alteration permit application, and three required sets of drawings indicating how the structure will meet the Code requirements for the proposed change. Drawings may require a professional seal.
- E. Before this office can comment on the above structure, please have the owner, thru the services of a Registered in Maryland Architect or Engineer certify to this office, that, the structure for which a proposed change in use is proposed one comply with the height/area requirements of Table 500 and the required construction classification of Table 101.

NOTE: X I. Comments: If structure has not previously attained a Change of Occupancy permit from use group F (factory-industrial) has been to S-1 moderate hazard use, the one shall be applied for Service Group See item G above.

NOTE: These comments reflect only on the information provided by the drawings submitted to the office of Planning and Zoning and are not intended to be construed as the full extent of any permit. If desired, additional information may be obtained by visiting Room #122 (Plans Review) at 111 West Chesapeake Ave., 21204.

Very truly yours,
Charles E. Burrows
Charles E. Burrows, Chief
Plans Review

CHB:erj
PHEM 01-82

BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: August 22, 1983

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

RE: Item No: 49, 50, 51, 52, 53 & 54
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

Z.A.C. Meeting of: August 23, 1983

District:
No. Acres:

Dear Mr. Hammond:

The above mentioned item numbers have no adverse effect on student population.

Very truly yours,
Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon
Zoning Commissioner
Date: October 17, 1983
FROM: Norman E. Gerber, Director
Office of Planning and Zoning
SUBJECT: Jacob Caplan, et ux
84-117-X

A service garage would not be inappropriate here. If granted, it is requested that details of landscaping be submitted to and approved by the Division of Current Planning and Development.

The petitioner should contact the Division of Current Planning and Development to determine whether or not a CPG meeting and a subdivision plat are required.

Norman E. Gerber
Norman E. Gerber
Director of Planning and Zoning

NEG:JGH:cav

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

December 6, 1983

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204
ofo
Nicholas B. Commodari
Chairman

S. Eric DiNenna, Esquire
406 W. Pennsylvania Avenue
Towson, Maryland 21204

RE: Item No. 50 - Case No. 84-117-X
Petitioner - Jacob Caplan, et ux
Special Exception Petition

Dear Mr. DiNenna:

Enclosed please find additional comments submitted after my original comments of October 24, 1983. These comments were received after the hearing and were not considered in rendering the Zoning Commissioner's decision.

Very truly yours,
Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosure

cc: Frank Lee
1277 Neighbors Avenue
Baltimore, Md. 21237